

WARRANTY DEED

WARD A. WARREN

Grantor

To

KELLY FANCHER and wife, LINDA FANCHER

Grantees

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, I, WARD A. WARREN, the undersigned Grantor, do hereby sell, convey and warrant unto the above Grantees, KELLY FANCHER and wife, LINDA FANCHER, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Boundary Survey of a 1.5732 Acre tract of land being located in the Southwest Quarter of Section 21, Township 1 South, Range 7 West, DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Begin at the southwest corner of Section 21, Township 1 South, Range 7 West; thence northwardly 1005.39 feet with the westerly line of said section and along the meandering centerline of Tchulahoma Road to a point; thence South 88 degrees 39 minutes 04 seconds East 484.81 feet to the True Point of Beginning for the herein described tract; thence continue South 88 degrees 39 minutes 04 seconds East 130.56 feet to a point; thence South 11 degrees 04 minutes 45 seconds West 427.32 feet to a point in the present centerline of Plum Point Road; thence North 52 degrees 13 minutes 40 seconds West 200.82 feet with said centerline to a point; thence continue North 50 degrees 16 minutes 59 seconds West 69.73 feet with said centerline to a point; thence North 32 degrees 45 minutes 19 seconds East 303.05 feet to the point of beginning containing 1.5732 acres of land being subject to all codes, revisions, easements and future right-of-ways of record, as per survey made by Ben W. Smith, dated June 7, 1988.

This conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record.

The Grantees herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1988.

WITNESS the signature of the Grantor, this the 11th day of July, 1988.

Ward A. Warren
WARD A. WARREN

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named WARD A. WARREN, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 11th day of July, 1988.

My Commission expires:
November 28, 1991

Luan D. Johnson
Notary Public

Grantor's Address & Phone:

8187 Tchulahoma

Southaven, MS 38671

Grantees' Address & Phone:

2120 Malori Cove

Southaven, MS 38671

342-2177

Filed @ 2:05 P.M. 13 July, 1988
Recorded in Book 286 page 63
W. E. Davis, Chancery Clerk

342-4613